

Z2009076 ERZD

ZONING CASE NUMBER Z2009076 ERZD (Council District 9) – June 16, 2009

A request for a change in zoning from “NP-10 ERZD MLOD-1” Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and “QD S ERZD MLOD-1” Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to “MPCD ERZD MLOD-1” Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. Staff recommends denial.

Ken Brown, representative, stated the purpose of this request is to allow for multi-family/townhome development. He stated they are requesting to rezoning 356 acre to “MPCD” Master Planned Community District. He stated they met with several neighborhood associations with this area and the District 9 Zoning Commissioner.

The following citizen(s) appeared to speak:

Brian Erickson, representing Stone Oak Property Owner’s Association, stated they have met with the representative of this project and are in support.

Tom Newton, representing Iron Mountain Ranch Homeowner’s Association, stated at this time they are strongly oppose this zoning request. He stated they would like to request a continuance to allow time to meet with the representatives of this development.

Jim Cannizo, representing Fort Sam Houston, stated their position is neutral. He stated they submitted a comment letter to staff and recommend several studies be conducted prior to development.

Janet Sandbach, stated she is in opposition of this rezoning change. She expressed concerns with traffic.

Al Crouch, stated he would like to express his opposition. He expressed concerns with the multi family development and the increase in traffic this development would bring into their community.

Kelli Grant, stated she is in opposition. She also expressed concerns with the increase in traffic this development would bring into the neighborhood.

Elyzabeth Earnley, representing AGUA, stated they are in opposition. She stated they agree with staff that this amount of commercial on this property is inappropriate. She stated it is too intense and expressed concerns with contaminants going into the Aquifer.

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Daniel Sandbach, also is in opposition. He expressed concerns with the increase in traffic the development will bring into the neighborhood.

Staff stated there were 166 notices mailed out to the surrounding property owners, 69 returned in opposition and 8 returned in favor and Stone Oak Property Owner's Association is in favor. Staff received 55 signatures in opposition outside the 200-foot radius.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Westheimer to recommend a continuance until July 7, 2009.

AYES: Gadberry, McFarland, J. Valadez, Westheimer, Hawkins, Wright Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2009076 ERZD (Council District 9) – July 7, 2009

A request for a change in zoning from “NP-10 ERZD MLOD-1” Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and “QD S ERZD MLOD-1” Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to “MPCD ERZD MLOD-1” Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. Staff recommends denial.

Daniel Ortiz, representative, stated he would like to request a continuance to continuing meeting with surrounding property owner.

The following citizen(s) appeared to speak:

Tom Newton, stated he is in support of the continuance. He stated they have been working with the representative on restrictive covenants.

Tim Tremper, stated he does not support the continuance. He stated there is an existing traffic issue and allowing this development would only increase this problem.

Jim Caton, stated he is in opposition. He expressed concerns with traffic.

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Susan Taylor, stated she does not support a continuance. She expressed concerns with traffic.

Robert Blystone, expressed concerns with traffic.

Judy Casey, stated she does not support a continuance. She expressed concerns with traffic.

Rudy Vasquez, stated she does not support a continuance. He expressed concerns with traffic.

Elizabeth Compton, expressed concerns with traffic.

Nancy Bellett, spoke in opposition. She expressed concerns with the existing traffic issue.

Janet Sandbock, expressed concerns with traffic.

Daniel Sandbock, spoke in opposition. He expressed concerns with traffic.

Marilec Edwards, spoke in opposition. She expressed concerns with traffic.

Al Crouch, spoke in opposition.

John Adams, spoke in opposition.

Barbara Witte-Howel, representing San Antonio Conservation Society, stated they have been closing monitoring the proposal to redevelop Steubing Ranch because it contains a main house, barns, out buildings and cemetery. She stated they concur with staff's recommendation concerning the potential impact of commercial uses on the surrounding neighborhoods and the issues of connectivity to major thoroughfares.

Kellie Grant, spoke in opposition.

Tanya Settles, spoke in opposition.

Micah Teich, spoke in opposition.

Ginger Baer, spoke in opposition.

Staff stated there were 166 notices mailed out to the surrounding property owners, 77 returned in opposition and 8 returned in favor. Staff also received 139 notices in opposition outside 200-foot radius.

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COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Martinez to recommend a continuance until July 21, 2009.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Wright, Martinez, Gray

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2009076 ERZD (Council District 9) – July 21, 2009

A request for a change in zoning from “NP-10 ERZD MLOD-1” Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and “QD S ERZD MLOD-1” Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to “MPCD ERZD MLOD-1” Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. Staff recommends approval.

Daniel Ortiz, representative, stated their intent is to develop the subject property as mixed use. He stated the City’s Major Thoroughfare Plan calls for two major thoroughfares to run thru this property, Huebner and Hardy Oaks, which will occur whether this request is granted today, two weeks or two months. He stated another item that will not change is the land use principals that are applied to analyze a zoning change regardless of the size. He stated of the 389 acres, 169 would be used as open space 169 acres, which does include flood plain and the set back and buffers 75 feet to the south, 170 feet to the northwest and 100 feet to the north.

The following citizen(s) appeared to speak:

Robert Blystone, spoke in opposition. He stated Brown & Ortiz have been in communications with them and at this time, he is neither in opposition nor in support as there are still a few items that need to be addressed. He still has concerns with increase in traffic this development would bring into the community.

Jim Cannizo, representing Camp Bullis, stated at this point he would like to request more time as they are still working closely with the developer, the owner and Brown & Ortiz on a restrictive covenant that would have an agreement explicitly that would not do any clearing until surveys are conducted. He further stated this development has not conducted any species studies, which he feels should be prepared prior to development.

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Bebe Fenstermakes, representing Hill Country Planning Association, she stated they strongly oppose this request. She stated they agree that more studies/surveys should be conducted prior to development.

Frank Burney, representing several homeowners, stated they are in opposition of this request. He stated they have been working closely with Brown & Ortiz and are still working on trying to reach some compromises.

Jean Kanter, spoke in opposition. She expressed concerns with the increase in traffic this development would bring into the neighborhood.

MariLee Edwards, spoke in opposition. She stated she is concerned with the increase in traffic as well as conduction environmental studies prior to development.

Ken Ebel, spoke in opposition. He expressed concerns with how the increase in traffic would negatively affect their neighborhood.

Arien Adams, spoke in opposition. She stated there is an existing traffic problem and allowing this development would just increase the traffic issue.

Rufina Dekat, spoke in opposition. She also expressed concerns with the increase in traffic.

Staff stated there were 166 notices mailed out to the surrounding property owners, 79 returned in opposition and 8 returned in favor and Stone Oak Neighborhood Association is in opposition. Staff also received 59 notices in opposition outside 200-foot radius.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Martinez to recommend approval including SAWS recommendations and the amending site plan that was referenced earlier removing any limitations and guaranteeing that the open space on the site plan will exist and that the applicant continue to work with the neighbors and Camp Bullis on any outstanding issues between now and the time this case is considered by City Council.

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray

NAY: None

THE MOTION CARRIED